

**MARKED AGENDA
ZONING REVIEW BOARD
NOVEMBER 13, 2014
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-14-57-** An Ordinance by Zoning Committee to rezone from the RG-3 (Residential General- Sector 3) district to the R4 (Single Family Residential) District, property located at **3218 WEST SHADOWLAWN AVENUE, N.E.**, fronting approximately 60 feet on the west side of Shadowlawn Avenue beginning approximately 135 feet from the northwest intersection of Mathieson Place and Shadowlawn Avenue. Depth: approximately 216 feet. Area: approximately 0.35 acres. Land Lot 61. 17th District, Fulton County, Georgia.
OWNER: PEACHTREE ROAD UNITED METHODIST CHURCH
APPLICANT: PEACHTREE ROAD UNITED METHODIST CHURCH
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

2. **Z-14-60-** An Ordinance by Zoning Committee to rezone from the SPI 9 (Special Public Interest District - Subarea 3) to the SPI 9 (Special Public Interest District -Subarea 3) for a change of conditions, property located at **514, 516, 520 AND 526 EAST PACES FERRY ROAD, N.E. AND 3081 AND 3075 MAPLE DRIVE, N.E.** Property fronts approximately 262 feet on the east side of Maple Drive at the northeast corner of East Paces Ferry Road. Depth: varies. Area: approximately 1.92 acres. Land Lot 61, 17th District, Fulton County, Georgia.
OWNER: CHARLIE LOUDERMILK, AND STEVEN ST. PAUL
APPLICANT: GABLES RESIDENTIAL
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2014
ZRB RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2014

3. **Z-14-61-** An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) district to the MRC-3 (Mixed Residential Commercial) district for property located at **1099 NORTH AVENUE, N.E. AND 579 NORTH HIGHLAND AVENUE, N.E. (PARCEL NUMBER 14-0015-000-3095)**, fronting approximately 50 feet on the south side of North Avenue beginning approximately 275 feet from the southeast intersection of North Highland Avenue and North Avenue. Depth: approximately 338 feet. Area. 0.7 acres. Land Lot 15, 14th District, Fulton County, Georgia.
OWNER: JEFFREY P. VANTOSH
APPLICANT: MARK A. DIEDRICH
NPU N COUNCIL DISTRICT 2
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-JANUARY 2015
ZRB RECOMMENDATION: 60-DAY DEFERRAL-JANUARY 2015

4. **U-14-22-** An Ordinance by Zoning Committee granting a Special Use Permit for an Outdoor dining at eating and drinking establishments when any part of such use is located within 1,000 feet of property that is zoned as an R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-4B, or R-5 district, or that is used as a residential property pursuant to Section 16-11.005 (1) (l) of the Zoning Ordinance, property located at **3850 ROSWELL ROAD, N.W.**, fronting approximately 511 feet on the west side of Roswell Road at the southern intersection of Roswell Road and LeBrun Road. Depth: varies. Area: 6.1 acres. Land Lot 97, 17th District, Fulton County, Georgia.
OWNER: REGENCY CENTERS, L.P
APPLICANT: PATRICIA W. WILLIS FOR REGENCY CENTERS, L.P.
NPU B COUNCIL DISTRICT 8
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
5. **U-14-23-** An Ordinance by Zoning Committee granting a Special Use Permit for a Community Center pursuant to Section 16-06.005 (1) (k) for property located at **2304 1ST AVENUE, N.E.**, fronting approximately 105 feet on the northeast side of First Avenue beginning approximately 95 feet from the northwest corner of Lakeview Drive and First Avenue. Depth: approximately 319 feet. Area: approximately 0.605 acres. Land Lot 205, 17th District, Dekalb County, Georgia.
OWNER: WYLDE CENTER
APPLICANT: WYLDE CENTER
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
6. **U-14-24-** An Ordinance by Zoning Committee granting a Special Use Permit for a Community Education Garden and Center pursuant to Section 16-06A.005 (1) (k) for property located at **1499, 1503 and 1507 HARDEE STREET, N.E. and 45 MAYSON AVENUE, N.E.**, fronting approximately 150 feet on the east side of Mayson Avenue at the northwest corner of Hardee Street and Mayson Avenue. Area: approximately 0.4139 acres. Land Lot 207, 15th District, Dekalb County, Georgia.
OWNER: MAYSON AVENUE COOPERATIVE, LLC
APPLICANT: SMITH DALIA ARCHITECTS, LLC
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
7. **U-14-25-** An Ordinance by Zoning Committee granting a Special Use Permit for a Private School pursuant to Section 16-06.005 (1) (l) for property located at **667 FAIRBURN ROAD S.W.**, fronting approximately 150 feet south of the intersection of Fairburn Road and Mark Place. Area: approximately 2.634 acres. Land Lot 242, 14th District, Fulton County, Georgia.
OWNER: EVELYN A. LAUIZZO
APPLICANT: JARED L. SAMPLES
NPU H COUNCIL DISTRICT 10
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

DEFERRED CASES:

8. **Z-14-26** AN ORDINANCE BY ZONING COMMITTEE AMENDING CHAPTER 16 OF THE CODE OF ORDINANCES OF THE CITY OF ATLANTA GEORGIA FOR THE PURPOSE OF DEFINING CERTAIN TERMS RELATING THE CHARGING OF ELECTRIC VEHICLES AND ALTERNATIVE FUEL STATIONS; SETTING FORTH REGULATIONS CONCERNING THE INSTALLATION AND USE OF CHARGING STATIONS FOR ELECTRIC VEHICLES; AND FOR OTHER PURPOSES.
NPU RECOMMENDATION: SEE WORKSHEET
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL
9. **Z-14-37-** An Ordinance to rezone from the SPI 15, Subarea 8 to the SPI 15 Subarea 3, property located at **690 AND 658 LINDBERGH DRIVE, N.E.**, fronting approximately 511 feet on the north side of Lindbergh Circle at the northwest intersection of Morosgo Drive and Lindbergh Circle. Depth: varies. Area: approximately 8.71 acres. Land Lot 48, 17th Fulton County, Georgia.
OWNER: BUCKHEAD AT LINDBERGH, LLC (DAVID BAKER)
APPLICANT: FUQUA ACQUISITIONS II, LLC
NPU B COUNCIL DISTRICT 6
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2014
ZRB RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2014
10. **Z-14-42-** An Ordinance to rezone from the R-3 (Single Family Residential) District to the MR-3(Multifamily Residential) District, property located at **3537, 3541, 3545, 3549, AND 3555 ROXBORO ROAD, N.E.**, fronting approximately 316 feet on the northwest side of Roxboro Road beginning approximately 191 feet from the intersection of Kingsboro Road and Roxboro Road. Depth: varies. Area: approximately 1.814 acres. Land Lot 9, 17th District Fulton County, Georgia.
OWNERS: D&B LOWENKOPF FAMILY TRUST, DAVID LOWENKOPF TRUSTEE, JOHN ROBERTS, JR., JAMES REDDING, and BYRON BILLINGSLEY
APPLICANT: DAVID L. SMITH
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2014
ZRB RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2014
11. **Z-14-25-**An Ordinance by Zoning Committee to rezone from the R-4A (Single Family Residential) District to the RG-2 (Residential General-Sector 2) District for property located at **1767 AND 1777 MARIETTA ROAD, N.W.**, fronting approximately 263 feet on the north side of Marietta Road at the northeastern corner of Marietta and Alma. Depth: approximately varies. Area: approximately 2.23 acres. Land Lots 222 and 223 17th District, Fulton County, Georgia.
OWNER: ANITA C. SERRATO AND KYLE E. JONES
APPLICANT: CHURCHILL PARTNERS, LLC
NPU D COUNCIL DISTRICT 9
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL of SUBSTITUTE ORDINANCE

END OF AGENDA